CITY OF GOLDCOAST.

Date: 26 April 2026
Contact: Jozef Ewing
Location: City Development
Telephone: 07 2114 3290
Your reference: N/A
Our reference: ROL/2026/37

Salt Development Projects Pty Ltd
C/- Hpc Planning Level 4
Central Tower One, 56 Scarborough St
SOUTHPORT QLD 4215

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Salt Development Projects Pty Ltd

in relation to development of land/premises described as:
Lot 1 RP218875 – 98 Glenmore Drive, BONOGIN QLD 4213

Council of the City of Gold Coast (Council) officers have reviewed the development application and supporting information and determined that further information is required to properly assess the application.

Pursuant to sections 13.2 and 13.3 of the Development Assessment Rules under the *Planning Act 2016*, the applicant may respond to this information request by giving to the assessing authority:

1 all of the information requested below; or
2 part of the information requested below; or
3 part of the information requested below together with a notice advising the assessing authority that it must proceed with the assessment of the application; or
4 a notice stating that none of the information requested below will be provided; or
5 a notice stating that none of the information requested below will be provided together with a notice advising the assessing authority that it must proceed with the assessment of the application.

You are advised that pursuant to section 13.1 of the Development Assessment Rules, the period for the applicant to respond to this information request is three (3) months of the date of this letter.

If no response is provided or only part of the information is provided to this request within the three (3) month period, Council will continue its assessment of the application based on the information submitted.

It would be in the applicant's best interest to address all of the information requested.

Please note that the provision of sufficient information to properly assess an application is a requirement for a favourable decision.

Council's Project Team
The assessment of this application will be undertaken by the following Council project team.

Assessment Manager Jozef Ewing Senior Planner (07) 2114 3290 jewing@goldcoast.qld.gov.au	**Planning Coordinator** Phillip Zappala Coordinator Planning Assessment - South (07) 5582 8689 pzappala@goldcoast.qld.gov.au	**Environmental and Bushfire Assessment** Peter Joy Senior Environmental Assessment Officer (07) 5582 8649 pjoy@goldcoast.qld.gov.au
Landscape and Open Space Matthew McNeill Landscape Planner (07) 5582 8281 mmcneill@goldcoast.qld.gov.au	**Transport Planning** Melinda Plank Transport Engineer (07) 5582 9364 mplank@goldcoast.qld.gov.au	**Civil Engineering** Ahmed Abdulrahman Senior Civil Engineer (07) 3732 4701 aabdulrahman@goldcoast.qld.gov.au

INFORMATION REQUEST

Planning Assessment

1. Proposed Lot 900

Officers request clarification regarding proposed Lot 900, which encompasses the existing natural waterway and proposed bio-retention basin. Is this Lot proposed to be dedicated to Council?

Civil Engineering

2. Stormwater Management Plan accuracy

Healthy Waters Code PO7

The submitted Stormwater Management Plan states that the site contains no influencing localised external catchments. This is inconsistent with site topography, which indicates inflow from the western catchment.

The applicant is requested to:

a. Review and revise the Stormwater Management Plan to accurately reflect external catchment inflows; and update supporting plans and calculations accordingly.

3. Stormwater Pits and Pipes Alignment

General Development Provisions Code PO10 and PO11

The proposed pits and pipes alignment is in open space, which is not supported. The applicant is requested to revise the stormwater layout such that:

a. Stormwater infrastructure is located within inter-allotment drainage alignments; and
b. Appropriate public easements are provided over the inter-allotment system in accordance with Council requirements.

4. External Catchments & Overland Flow

General Development Provisions Code PO10 and Healthy Waters Code PO5 (Stormwater quantity).

The submitted Stormwater Management Plan states that no external catchments influence the site. However, review of the plans and contours indicates that external overland flow enters the site, particularly affecting Lot 8 and the western boundary.

Council requires development to not obstruct overland flow paths or external catchments.

The applicant is requested to provide a revised Stormwater Management Plan that:

a. Accurately delineates all catchments, including external contributing catchments.
b. Clearly identifies flow paths and directions across the site for all events (minor and major);
c. Demonstrates how external flows are:
    i. Safely conveyed through the site; and
    ii. Discharged to a lawful point of discharge;

5. Bio-Retention Basin Location (Inline Waterway)

Healthy Waters Code PO3 and LDG Section 4.5.14.5

The proposed bio-retention basin is located inline with a natural waterway / overland flow path, which is not supported.

Council requires stormwater treatment systems to be located offline from waterways.

The applicant is requested to relocate the bio-retention basin offline from the natural waterway; or where relocation is not feasible, provide detailed justification demonstrating:

a. Adequate bypass of high flows;
b. Protection of the treatment system from major events;
c. No adverse impacts to waterway stability or function.

6. Stormwater Quantity & Detention Strategy

Healthy Waters Code PO5

The proposal relies on on-lot detention systems for each lot, which is not supported.

The applicant is requested to provide a revised stormwater quantity strategy that:

a. Removes reliance on individual lot detention systems;
b. Provides a centralised detention solution; and
c. Demonstrates that post-development peak flows:
    i. Do not exceed pre-development peak flows for relevant AEP events

7. MUSIC Modelling Assumptions

Healthy Waters Code PO3 and MUSIC Guidelines (Section 4.7)

The MUSIC model utilises “buffer” nodes, which are only appropriate for distributed (sheet) flow conditions.

Based on the layout:

a. Flow appears concentrated within drainage systems
b. Use of buffers likely overestimates treatment performance

Please provide a revised MUSIC model files;

a. Removal of buffers where flows are concentrated;
b. Appropriate representation of bypass flows where treatment is not achieved;

8. Inter-Allotment Drainage & Easements

General Development Provisions Code PO10 & PO11

Stormwater infrastructure is proposed outside defined inter-allotment drainage alignments without clear provision of drainage easements.

Revise the stormwater layout to locate drainage infrastructure within inter-allotment drainage alignments.

Provide drainage easements where flows pass through private property; demonstrate a lawful point of discharge is available for all lots.

9. Road 1 Safety (Vehicles & Pedestrians)

General Development Provisions Code PO10 and QUDM safety principles (VxD / flow velocity-depth criteria - Table 7.3.6

Road 1 appears to function as part of the major flow path, creating a potential hazard to vehicles and pedestrians and conflict between drainage and transport function.

The applicant is requested to demonstrate that:

a. Major flow paths within Road 1 comply with acceptable VxD safety criteria;
b. Flow depths and velocities do not pose a hazard;
c. Appropriate mitigation measures are provided (e.g. diversion, basin interception, grading).

10. Retaining Wall Height (Approx. 7m)

PO9 – General development provisions code

The proposal includes a retaining structure of approximately 7m in height, which raises concerns in relation to visual amenity, public safety (including potential fall hazard and structural failure risk), and ongoing maintenance liability.

The applicant is requested to submit a revised design that either:

a. reduces reliance on high single-tier retaining structures through regrading and earthworks optimisation; or
b. provides detailed engineering justification addressing:
    i. structural feasibility and constructability;
    ii. geotechnical and structural stability considerations; and
    iii. integration with overland flow paths, stormwater conveyance, and drainage performance.

Preference is for design solutions that avoid a single large retaining wall system. Where such a structure is unavoidable, only reinforced cast-in-situ concrete retaining walls will be considered acceptable. Any wall of this height must also incorporate appropriate public safety measures, including protective barriers/handrails and adequate setback from publicly accessible areas.

In relation to the additional smaller and stepped retaining structures shown on Drawing LC25079.C151, these are indicated as concrete sleeper walls. Council does not support the use of concrete sleeper retaining walls exceeding 1.0m in height, as they are not considered to achieve the 100-year design life requirement under Council's Asset Management Plan (AMP) for major retaining assets.

The applicant is also requested to confirm whether these small retaining structures are intended to be transferred to Council as future public assets. Noting Council's preference is for gravity-based retaining systems that reduce long-term maintenance burden and improve durability performance.

11. Roadside Hazard Assessment

The applicant must submit a roadside hazard assessment in accordance with the relevant requirements of *Austroads Guide to Road Design – Part 6: Roadside Design, Safety and Barriers*, and demonstrate that any required safety treatments and mitigation measures have been designed and installed, including, where warranted, safety barriers, guardrails, end treatments, and other roadside protection measures.

Environmental and Bushfire

12. Strategic Framework

3.7 Living with Nature

3.7.4 Element Nature Conservation

3.7.4.1 – Specific Outcomes

(1) The Gold Coast's biodiversity areas and other matters of environmental significance are conserved, protected, enhanced and managed to maintain a diversity of terrestrial, aquatic and marine species, ecosystems and ecological processes. Poorly protected regional ecosystems and habitat for threatened species, such as koalas, are enhanced.

(3) The city's matters of environmental significance include:

(e) habitat for threatened species, such as koalas.

(5) Outside biodiversity areas: high priority vegetation is protected in situ; buffers are provided to wetlands and waterways; degraded areas are restored where this improves habitat or connectivity; and development includes the consideration of alternative designs and the separation of incompatible activities to minimise the impacts on matters of environmental significance.

The Ecological assessment for 98 Glenmore Drive submitted by Ultimate Planning Solutions, February 2026 identified numerous foraging sites (chewed orts) for the Glossy Black Cockatoo (GBC) (Calyptorhynchus lathami lathami) – which has the following conservation status:

- Vulnerable – Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)
- Vulnerable – Queensland Nature Conservation Act 1992
- Priority species (L1) – City Plan 2016

Six foraging sites for the Glossy Black Cockatoo were identified in the southeastern part of the site of which three are contained within the covenant area – two of which in the outer edge of the covenant area.

The Ecological site assessment is considered a relevant matter under an Impact Assessment application.

The applicant is requested to prepare and submit an amended plan of development and environmental covenant areas by including 5 of the 6 foraging sites in the southeast of the site into the covenant areas:

a. A minimum 30m buffer is to be provided GBC feed trees (forage site).
b. Lot 12 is to be part deleted and could be part amalgamated into Lot 11.
c. The covenant area in Lot 13 is to be extended to capture the forage site record.

Note: City Officers are available to workshop this issue.

13. Stormwater treatment

PO5 - Environmental significance overlay code.

The proposal includes bio-retention basins inline with a natural waterway / overland flow path. Information request item 4 states that this is not supported, that stormwater treatment systems are to be located offline from waterways.

If in addressing item 4, Council accepts the retention of the inline basins, the applicant is requested to demonstrate that the proposed location of inline stormwater basins in two existing small farm dams provide a superior ecological outcome than restoring the primary order waterway and locating the stormwater infrastructure external to this mapped waterway. Determination of a superior ecological outcome for the stormwater infrastructure location should consider the following:

a. Extent of the impact on mapped vegetation and koala habitat area for both online and offline options
b. Catchment area of the primary order waterway and ephemeral status of the channel

c. Extent of the existing channel area degradation and potential for rehabilitation with both the online and offline options
d. Design integration of the proposed basins for the online proposal

Note: Should the applicant not demonstrate a superior ecological outcome for the online stormwater infrastructure, then offline stormwater infrastructure is requested.

14. Setback to Waterway

PO5 Environmental significance overlay code

The applicant is requested to increase the width of the environmental covenant area from 10m to 15m width from the primary waterway channel for Lots 17 & 18. A retaining wall external to the covenant area to facilitate this outcome is accepted for Lots 17 & 18.

The applicant is requested to increase the minor width of the environmental covenant area to 60m from the Major waterway mapping (Bonogin creek) and State wetland mapping. This impacts on the viability of Lot 12 which has been requested to be part deleted in Point 2 of this Information request

15. Medium priority vegetation

PO10 Environmental significance overlay code

The applicant is requested to confirm the extent of Medium priority vegetation (area) that is to be removed for the purposes of calculating the MLES environmental offset.

16. Rehabilitation of Environmental covenant area

PO23 and PO26 Environmental significance overlay code

The site has areas of weed infestation after cattle were removed from the property approximately 16 years ago. The applicant is proposing an environmental covenant area instead of public open space dedication which creates concern of ongoing weed management within the areas of environmental significance.

The applicant is requested to provide a Combined Covenant management plan and Rehabilitation management plan for the environmental covenant area. Rehabilitation is to include the following:

a. Rehabilitation of the covenant area is requested to be for a 4 year timeframe to allow for the management of threatening weeds by experienced assisted regeneration practitioners.
b. Landowners would be advised of the arrangement and an agreement would be required to allow for access for bush regenerators for the duration of the 4 years covenant management plan. A property notification will be added to the decision notice.

Note: Consideration would be given to allow for bonding after a minimum of 12 months rehabilitation.

17. Amended Plans

PO3 and PO7 – Bushfire hazard overlay code

The applicant is requested to prepare and submit an amended Bushfire Management Plan (BMP) and Plan of development to provide the following setbacks (dimensions) from the environmental covenant boundary for within each lot.

a. 2m setback for land application areas.
b. 5m setback from the environmental covenant boundary to exclude non habitable uses such as swimming pools and sheds.
c. 29kW/m2 radiant heat flux (BAL-29) contour.

Landscape and Open Space

18. Amended Statement of Landscape Intent required

Lot 18 of the proposed development includes a three-tiered retaining wall up to 4.5 metres in height. The retaining wall is considered to create a negative amenity impact to the future Lot owners, adjoining Lots, and the street frontage (will be visible from the cul-de-sac). The retaining wall does not demonstrate the amenity outcomes required by PO1 of the Reconfiguring a lot code and PO9 of the General development provisions code. The applicant is requested to provide landscaping to screen the retaining walls to demonstrate amenity outcomes, including the screening of any retaining walls proposed to the street frontage resulting from changes to the development layout to address other Council information request items.

The Statement of Landscape Intent is requested to include additional detail to demonstrate the outcomes required by PO4 of the General development provisions code and the standards required for land to be dedicated as public open space in accordance with SC6.12 City Plan Policy– Land development guidelines and SC6.13 – Landscape works Policy.

Advice Note: Other Council information request items require changes to the development layout, including the Bio-retention Basin, which need to be considered when addressing this item.

The applicant is requested to amend the Statement of Landscape Intent to demonstrate the following:

a. The three-tiered retaining wall within Lot 18 is demonstrated to be adequately screened by landscaping. Screening shrubs are demonstrated along the entire length of each horizontal bench (between each tier) with appropriate evergreen species such as *Syzygium australe* 'Straight and Narrow), *Syzygium resilience*, or similar.
b. Demonstrate landscape treatments for all batters within the Bio-retention Basin and Drainage Reserve (Lot 900) in accordance with SC6.12 City Plan Policy - Land development guidelines, Section 4.5.24.3, Table 4.36.
c. Demonstrate landscape treatments for the Bio-retention Basin (filter media) in accordance with City Plan Policy SC6.12– Land development guidelines, Section 4.5.24.3.
d. Demonstrate the location for vehicle crossovers and vehicle access gates to the drainage reserve in accordance with SC6.12 City Plan Policy - Land development guidelines and standard drawing 05-016. Identify standard vehicle exclusion bollards along the road frontage interface of all public open space areas in accordance with SC6.12 City Plan Policy - Land development guidelines and standard drawing 05-716.
e. Demonstrate street tree layout planting in accordance with SC6.12 City Plan Policy - Land development guidelines – Standard drawing 05-103 – Street tree planting set out guidelines for roadworks.
f. Provide cross-section elevations over all interfaces demonstrating retaining wall setbacks, treatment of the streetscape interface (within private lots), and landscaping over the Drainage Reserve and Bio-retention Basin.

Transport

The development application has not identified proposed trunk infrastructure for transport. The proposal will be assessed on the basis that all transport development infrastructure is non-trunk.

19. Reconfiguring a lot code
Road access – PO3

Proposed Lots 11 and 12 will not have direct access to a public road, and will instead achieve vehicle access via an access strip and easement, respectively. The 'Concept Development Layout Plan' shows the access strip and easement being located side-by-side, rather than the easement (for Lot 12) being located within the access strip. Based on this arrangement, it appears that vehicle crossovers for Lots 11 and 12 would be located side-by-side (i.e. two vehicle crossings within a very short distance); however, proposed vehicle access arrangements for Lots 11 and 12 have not been identified on the 'Roadworks Layout Plan' (despite indicative vehicle crossing locations being identified for all other lots).

To assist in demonstrating compliance with PO3, the applicant is requested to demonstrate the proposed vehicle access arrangements for Lots 11 and 12 (i.e. the intended vehicle crossing locations from 'Road 1').

20. Reconfiguring a lot code
Road access – PO4

Lot 12 is proposed to be accessed via an easement. Submit an updated 'Concept Development Layout Plan', identifying relevant details with respect to the proposed easement, including:

a. Clearly identify the easement as part of Lot 11 (via a notation directly attached to the easement, rather than within the 'Legend' only).
b. Identify the purpose of the easement.
c. Identify the burdened / favoured lots with respect to the easement.

21. Reconfiguring a lot code
Circulation and street access design – Strategic Outcomes 3.6.1(5) & 3.6.3(4), PO15
Transport code
Roads and freight – PO11

a. 'Road 1' design

The proposed design of 'Road 1' is inconsistent with Council's typical road cross-sections, per the Land development guidelines (the proposed 7.5m wide pavement, with kerb and channel, appears to be a combination of a 'Rural Residential Access Street' and a 'Rural Access Street' profile). To comply with AO15 of the ROL code and AO11 of the Transport code, 'Road 1' shall be designed to a 'Rural Residential Access Street' standard, comprising a 6m wide pavement, with 'rollover' kerb and channel. The following information shall be provided, in this regard:

i. All application material shall reflect a 'Rural Residential Access Street' profile for 'Road 1'.
ii. Drawings shall identify proposed longitudinal grades for 'Road 1', demonstrating compliance with the requirements of Council's *Land development guidelines*.

b. Public footpath

In the event of development approval being granted, construction of a 2m wide public footpath would be required along the site's frontage to Glenmore Drive. The existing public footpath is located on the opposite side of Glenmore Drive and terminates at Leyshon Drive; therefore, crossing points (kerb ramps) will be required to provide pedestrian connectivity between the existing and new footpaths. To comply with AO15 of the ROL code, identify a compliant location for kerb ramps, on both sides of Glenmore Drive, demonstrating compliant sight distance between drivers and pedestrians. The location of proposed kerb ramps shall be clearly identified on development drawings.

22. Reconfiguring a lot code
Circulation and street access design – Strategic Outcomes 3.6.1(7), 3.6.1(8), 3.6.3(4), 3.6.4(4), 3.6.4(5) & PO16
Driveways and vehicle crossings code
Location – PO6

To demonstrate compliance with PO16 of the ROL code and AO6.1 of the Driveways and vehicle crossings code, submit a Traffic Impact Assessment (TIA), endorsed by an RPEQ. The TIA shall include demonstration that transport infrastructure proposed as part of the subdivision achieves compliance with the relevant design standards, including:

a. Sight distance – Glenmore Drive / 'Road 1' intersection: Glenmore Drive exhibits vertical and horizontal alignment changes in the vicinity of the proposed 'Road 1' intersection location (a bend in the road to the north, and a crest to the south). Undertake a sight distance assessment to demonstrate that the proposed location of the Glenmore Drive / 'Road 1' intersection achieves compliant Safe Intersection Sight Distance (SISD), in accordance with Austroads requirements. Austroads requires the 85th percentile speed to be determined at the proposed intersection location to assess sight distance.

Note - any changes required to the intersection location to achieve compliant SISD may have

significant implications for the development proposal (including, but not limited to, lot layout and yield, environmental, bushfire and hydraulic outcomes, etc). The applicant is advised to address intersection sight distance as a matter of priority in order to progress assessment of the proposal.

b. Intersection spacing – Glenmore Drive / 'Road 1' intersection: the proposed 'Road 1' intersection with Glenmore Drive is situated in close proximity to the existing intersection of Glenmore Drive / Sehmish Court. As part of the TIA, address the location and design of the proposed new intersection, and in particular its separation from the Sehmish Court intersection, having regard to all relevant Austroads requirements and giving consideration to road function, 85th percentile speeds, sight distance, intersection form and safety outcomes.

c. Sight distance – 'direct' lot access (Glenmore Drive): a number of lots propose direct vehicle access from Glenmore Drive. Glenmore Drive exhibits both vertical and horizontal alignment changes; submit a sight distance assessment demonstrating that AS2890.1-compliant sight distance will be achieved for all lots proposed with direct access from Glenmore Drive. Of note, AS2890.1 requires 85th percentile speeds to be determined at the proposed access locations to assess sight distance.

d. Vehicle access locations – 'direct' lot access: indicative vehicle crossing locations are identified on the 'Roadworks Layout Plan'. Further information is required to demonstrate compliant vehicle access locations for the following lots:
   i. Lot 7: in the event of development approval being granted, access to Lot 7 would be required from proposed 'Road 1', rather than Glenmore Drive (as proposed) i.e. from the 'lower order' road. Demonstrate that a compliant vehicle access location for Lot 7 can be achieved from 'Road 1'.
   ii. Lot 18: vehicle access to Lot 18 is proposed on the inside of a 90-degree bend; it appears that AS2890.1-compliant sight distance cannot be achieved from this alignment of 'Road 1'. Demonstrate that a compliant vehicle access location can be achieved for Lot 18 from the 'east-west' alignment of 'Road 1'.

23. Transport code
Roads and freight – PO12

Corner truncations shown on the 'Concept Development Layout Plan' do not appear to align with the requirements of AO12.1 of the Transport code. Submit amended drawings demonstrating that all 'corner lots' created as part of the subdivision include corner truncations consistent with the requirements of AO12.1, and consistent with corner truncations provided for existing corner lots in the locality (3-chord truncations).

Further Advice

The following items are not required to be addressed for Council to make a decision on the application. However, they identify matters that Council is likely to condition or amend in red in the decision notice based on the current information provided. Applicants may choose to submit updated information for consideration prior to decision if they prefer an alternative outcome.

1. Reconfiguring a lot code
Circulation and street access design – PO15
Transport code
Roads and freight – PO11

In the event of development approval being granted, the applicant would be required to undertake works to Glenmore Drive, consisting of the following:

a. Construct kerb and channel (development side).
b. Undertake verge profile works (development side).

These works would achieve a profile consistent with a 'Residential Collector Street' standard (and consistent with the adjoining road profile). The works will be required for the extent of the full site frontage and shall be undertaken consistent with Council's Land development guidelines.

Street lighting would also be required for Glenmore Drive and 'Road 1', in accordance with Council's Land development guidelines.

Advice Note
The applicant is advised that should Council give further advice about the application (in accordance with s35 of the DA Rules) to resolve outstanding items not adequately addressed within the information request response, the applicant will be requested to complete a 'Notice to Stop the Current Period' for the above-mentioned application until the items within the further advice are adequately addressed. Alternatively, the applicant may choose to provide a reasonable extension to the Decision period, as advised by the Assessment manager. If the applicant does not stop the Current Period or provide a reasonable extension to the Decision period, Council officers will proceed with assessing and deciding the application based on the information provided in the information request response, which could result in an unfavourable recommendation by Council officers.

Notice to Stop the Current Period Form:
https://dsdmipprd.blob.core.windows.net/general/Applicanttemplate9.0-Noticeaboutstoppingthecurrentperiod.doc

DA Rules extract:
s35.1 An assessment manager or concurrence agency for the application may, at any time before the application is decided, give further advice about the application to the applicant.

s35.2 Further advice may include advice about how the applicant may change the application.

Response format
As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format i.e.:

- **Supporting documents** (separate the supporting documents into individual PDF appendices)
- **Plans** (combine as one single PDF)
- **Specialist reports** (separate each specialist report into individual PDF appendices)

Do not password protect the PDF.

The electronic response should be forwarded to mail@goldcoast.qld.gov.au with the Assessment Manager Jozef Ewing copied into the email jewing@goldcoast.qld.gov.au.

Please note, all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline.

Contacting us
Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866.

Yours faithfully



Phillip Zappala
Coordinator Planning Assessment South
For the Chief Executive Officer
Council of the City of Gold Coast